

CITY OF LAKE CITY, FLORIDA ORDINANCE NUMBER 2024-2286

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, CLOSING, ABANDONING, AND VACATING A UTILITIES EASEMENT FOR HCA FLORIDA LAKE CITY HOSPITAL PURSUANT TO APPLICATION VRW24-03 SUBMITTED BY SAME; FINDING ABANDONING AND VACATING SAID UTILITIES EASEMENT WILL NOT ADVERSELY AFFECT THE PUBLIC HEALTH, SAFETY, OR WELFARE; AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE SUCH QUIT CLAIM OF EASEMENT AS ARE NECESSARY TO EFFECTUATE THE INTENT HEREOF; DIRECTING THE CITY ATTORNEY TO PREPARE SAID QUIT CLAIM OF EASEMENT; FINDING IT IS IN THE BEST INTEREST OF THE CITY AND FOR THE GENERAL WELFARE OF ITS CITIZENS TO VACATE SAID EASEMENT; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lake City, Florida (hereinafter the "City") desires to close, vacate, and abandon a parcel of land described herein below pursuant to that certain application VRW24-03 filed by Jill Adams as agent for HCA Florida Lake City Hospital, to wit:

FOR A POINT OF REFERENCE COMMENCE AT HE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N 87°20'18" E, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 A DISTANCE OF 1223.10 FEET; THENCE S 05°48'54" W ALONG A PROPERTY LINE 263.31 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COMMERCE BOULEVARD; THENCE S 78°13'25" E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 739.03 FEET; THENCE S 02°14'18" W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF COMMERCE BOULEVARD 773.39 FEET; THENCE N 87°45'42" W 65.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COMMERCE BOULEVARD TO A POINT; THENCE CONTINUE N 87°45'42" W 487.86 FEET TO A POINT. THENCE S 47°14'18" W 244.14 FEET; THENCE S 18°15'56" W 95.94 FEET TO A POINT HEREIN DESIGNED AT POINT "B" AND BEING THE POINT OF BEGINNING; THENCE FOR THE FOLLOWING:

S 18°25'58" W 78.79'; S 18°25'58" W 78.79'; S 08°52'53" E 164.10'; S 81°07'07" W 10.00'; N 08°52'53" W 166.53'; N 16°02'47" E 81.22'; N 71°34'02" W 30.00'; N 18°25'58" E 65.81'; S 71°34'02" E 40.00' TO THE POINT OF BEGINNING

(the "Easement Area"); and

WHEREAS, maintenance of the Easement Area creates potential liability, additional work, and costs to the City; and

WHEREAS, the City has previously made provision with the applicant stated herein for such easements as are necessary for the orderly and efficient provision of utilities to said applicants property and for the orderly and efficient operation of the City's utilities system following the City's abandonment of the Easement Area; and

WHEREAS, the City Council finds that it is in the public interest to permanently close, vacate, and abandon the Easement Area by quit claiming the City's interest in same to HCA Florida Lake City Hospital or its designee; now therefore

BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

SECTION 1. FINDING AND DESIGNATION OF SURPLUS.

The City finds the following described Easement Area to be surplus to its needs and that it is in the public interest to close, vacate, and abandon the Easement Area:

FOR A POINT OF REFERENCE COMMENCE AT HE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N 87°20'18" E, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 A DISTANCE OF 1223.10 FEET; THENCE S 05°48'54" W ALONG A PROPERTY LINE 263.31 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COMMERCE BOULEVARD; THENCE S 78°13'25" E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 739.03 FEET; THENCE S 02°14'18" W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF COMMERCE BOULEVARD 773.39 FEET; THENCE N 87°45'42" W 65.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COMMERCE BOULEVARD TO A POINT; THENCE CONTINUE N 87°45'42" W 487.86 FEET TO A POINT. THENCE S 47°14'18" W 244.14 FEET; THENCE S 18°15'56" W 95.94 FEET TO A POINT HEREIN DESIGNED AT POINT "B" AND BEING THE POINT OF BEGINNING; THENCE FOR THE FOLLOWING:

S 18°25'58" W 78.79'; S 18°25'58" W 78.79'; S 08°52'53" E 164.10'; S 81°07'07" W 10.00'; N 08°52'53" W 166.53'; N 16°02'47" E 81.22'; N 71°34'02" W 30.00'; N 18°25'58" E 65.81'; S 71°34'02" E 40.00' TO THE POINT OF BEGINNING

SECTION 2. CLOSURE, VACATION, AND ABANDONMENT.

The City does close, vacate, and abandon the Easement Area.

SECTION 3. QUIT CLAIM OF SUBJECT PROPERTY.

The City shall quit claim the Easement Area to HCA Florida Lake City Hospital, or to such related entity as shall be designated by HCA Florida Lake City Hospital.

The City Attorney is directed to prepare such instruments as are necessary to effectuate the permanent closure, vacation, and abandonment of the Easement Area via quit claim of the City's interests as further set forth herein.

The Mayor of the City is authorized and directed to execute such documents as are necessary to effectuate the permanent closure, vacation, and abandonment of the Easement Area via quit claim of the City's interests as further set forth herein.

SECTION 4. CONFLICTS

All ordinances or parts of ordinances in conflict herewith are and the same are hereby repealed.

SECTION 5. SEVERABILITY

If any section, subsection, sentence, clause or phrase of this ordinance or the particular application thereof shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining section(s), subsection(s), sentences(s), clause(s) or

phrases(s) under application shall not be affected hereby.

SECTION 6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage.

APPROVED, UPON THE FIRST READING, by the City Council of the City of Lake City at a regular meeting, on the ____ day of June, 2024.

PUBLICLY NOTICED, in a newspaper of general circulation in the City of Lake City, Florida, by the City Clerk of the City of Lake City, Florida on the ____ day of July, 2024.

APPROVED UPON THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Council of Lake City, Florida, at a regularly scheduled meeting this ____ day of July, 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY, FLORIDA

Stephen M. Witt, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL OF
THE CITY OF LAKE CITY, FLORIDA:

Audrey Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney